

AGENDA
Aurora City Council Meeting
Tuesday, January 12, 2016, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

1. CALL TO ORDER OF THE AURORA CITY COUNCIL MEETING

2. CITY RECORDER DOES ROLL CALL

Mayor Graupp
Councilor Sahlin
Councilor Vlcek
Councilor Southard
Councilor Sallee

3. CONSENT AGENDA

- a) City Council Minutes – December, 2015
- b) Planning Commission – December, 2015
- c) Historic Review Board Meeting Minutes – None

4. CORRESPONDENCE

- a) Resignation Email From Councilor Rick Vlcek

5. VISITOR

Anyone wishing to address the Aurora City Council concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Aurora City Council could look into the matter and provide some response in the future.

6. REPORTS

- a) Mayors Report
- b) Marion County Deputy
- c) Finance Officer
- d) Public Works
- e) Parks Committee
- f) City Recorder
- g) City Attorney

7. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Ordinance 480 An Ordinance Amending the City of Aurora Municipal Code (Recreational Marijuana) Second Reading
- b) Ordinance 481 An Ordinance Creating A Zone Change and Amending the Comprehensive Zone Map (ZC-2015-01 and CPMA-2015-01) First Reading
- c) Ordinance 482 An Ordinance Amending the City of Aurora Municipal Code (Additional Design Standards Accessory Structures in Commercial Zone). First Reading
- d) Ordinance 483 An Ordinance Amending the City of Aurora Municipal Code (Regarding Storage of Recreational Vehicles). First Reading
- e) Resolution 704 Creating an Open Position on City Council

8. NEW BUSINESS

- a) Discussion and or Action on Appointing the 2016/2017 FY Budget Officer.
- b) Discussion and or Action on Appointing the 2016/2017 FY Council President.
- c) Discussion and or Action on OLCC License Renewals for 2016.
- d) Discussion and or Action/Recognition on Wave Broadband Rate Increase.

9. OLD BUSINESS

- a) NA

10. ADJOURN

Minutes
Aurora City Council Meeting
Tuesday, December 08, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Kelly Richardson, City Recorder
Mary Lambert, Finance Officer
Darrel Lockard, Public Works Superintendent
Officer Huitt, Marion County
Dennis Koho, City Attorney

STAFF ABSENT:

VISITORS PRESENT: Gary Lovell, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Mayor Bill Graupp at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Mayor Graupp- Present
Councilor Sahlin - Present
Councilor Sallee-Present
Councilor Southard-Absent came in late at 7:04 pm
Councilor Vlcek - Present

3. CONSENT AGENDA

- a) City Council Meeting Minutes – November, 2015, Councilor Vlcek had a few questions regarding pg 12 & 13 regarding the catch basins did we get a bid for maintenance. Mayor Graupp I thought that we had some time ago with Southard LLC but we will look into that. We are currently waiting for the Orchard View residents to decide how they want to proceed. Planning Commission has been meeting with them and are currently in discussions.
- b) Planning Commission – November, 2015
- c) Historic Review Board Meeting – October, 2015

ACTION ITEM:

Motion to approve the consent agenda as presented was made by Councilor Vlcek and is seconded by Councilor Sallee. Motion approved by all.

4. CORRESPONDENCE – NA

At this time Superintendent Lockard introduces his new employee Derek Shun.

5. VISITORS

Anyone wishing to address the Aurora City Council concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Aurora City Council could look into the matter and provide some response in the future.

Gary Lovell, Aurora, approaches the council regarding a sidewalk issue which resulted in a fall from his elderly father in-law at or near Cody Lane.

Action Item: Staff is instructed by Council to follow up on this incident and send out a letter to the property owner.

6. PUBLIC HEARING CONTINUANCE, Opens at 8 pm

- a) Discussion and or Action on Legislative Amendment (LA-15-02) including changes in code sections; 16.04 Definitions, 16.14 Commercial Accessory Structures, 16.16 Industrial, 16.36 Manufactured Home Regulations, 16.42 Parking.

City Planner Wakeley, While you were recently completing a code update for regulating MMD a new house bill came out 3400 which would allow cities to either have voter approval or regulate per time, space and manner and the direction that staff received in working with the Planning Commission was to regulate per time, space and manner. So summarized here in your staff report as follows,

TO: Aurora City Council
FROM: Renata Wakeley, City Planner
RE: Legislative Amendment 2015-02 (LA-15-02)
DATE: December 8, 2015

On November 10, 2015, the City Council held their scheduled and advertised public hearing but decided to continue the public hearing in order to provide staff more time to make slight amendments to the proposed code updates, based upon feedback from Council at the November 10th hearing. The enclosed Exhibit A includes the revised proposed code updates.

REQUESTED ACTION

The City Council's options for taking action on Legislative Amendment 15-02 include the following:

- A. Adopt the findings in the staff report and adopt Legislative Amendment 15-02:
 1. As presented by staff and the Planning Commission; or
 2. As amended by the City Council (stating revisions).
- B. Take no action on Legislative Amendment 15-02.
- C. Continue the public hearing:
 1. To a time certain, or

2. Indefinitely.

BACKGROUND

In 2013, House Bill 3460 created a medical marijuana registration system and allowed medical marijuana facilities (MMFs) to be located in certain zones, including commercial, industrial, and mixed use. In 2015, House Bill 3400 further clarified marijuana regulations, expanded permissions for recreational marijuana, and also allowed jurisdictions to adopt reasonable time place, and manner restrictions on both. The Planning Commission reviewed and discussed several options for this new legislation in September and October 2015. At the same time, the Planning Commission received feedback from interested parties regarding recreational vehicles and accessory buildings and LA-15-02 includes proposed amendments to clarify the text on these items.

The Aurora Planning Commission held a public hearing on November 3rd, 2015. The following sections of the Aurora Municipal Code (AMC) are proposed by staff and the Planning Commission for amendment:

- 16.04 Definitions
- 16.14 Commercial
- 16.16 Industrial
- 16.36 Manufactured Home Regulations
- 16.42 Off-Street Parking and Loading Requirements

Legislative Amendment 15-02 includes the draft code amendments to the Aurora Municipal Code. The revisions are attached in a **bold** and ~~striketrough~~ format for review purposes (see Exhibit A).

The purpose of the proposed amendment is to create “reasonable regulations” as allowed by House Bill 3460 and 3400 for time, place and manner restrictions for marijuana associated retailers, processors, and growers. By addressing marijuana sales, production, and processing, the City seeks to further clarify where these uses are permitted and mitigate potential conflicts with surrounding uses. The proposed amendments also seek to add clarity and certainty to the Aurora Municipal Code – Title 16.

FINDING OF FACT

The Aurora Planning Commission, after careful consideration of the testimony and evidence in the record, adopted the following Findings of Fact and Conclusions:

1. In accordance with the post-acknowledgement plan amendment process set forth in Oregon Revised Statute 197.610(1), the City Planner submitted the draft proposed amendments to the Oregon Department of Land Conservation and Development on October 13, 2015, which was 21-days prior to the first evidentiary hearing and 28-days prior to the City Council hearing on November 10, 2015.
2. Amendments to the Code, Comprehensive Plan, and/or Maps are considered Legislative Amendments subject to 16.80.20. Legislative Amendments shall be made in accordance

with the procedures and standards set forth in AMC 16.74-Procedures for Decision Making-Legislative. A legislative application may be approved or denied.

3. AMC 16.74.030 outlines notice requirements. At least ten days prior to the first public hearing, the City shall publish notice in a newspaper of general circulation. The notice of the planning commission and city council hearings was published in the Canby Herald on October 28, 2015, at least 10 days prior to the scheduled November 10, 2015 City Council hearing.
4. Proposed amendments for consideration of legislative changes to the provisions of the Comprehensive Plan, implementing ordinances and maps are a legislative action. Section 16.74 calls for amendments to the Development Code to be processed as a recommendation by the Planning Commission and the decision by the City Council.
5. AMC 16.74.060 includes the standards for decision of Legislative Amendments as outlined under FINDINGS below.
6. The Planning Commission reviewed the proposed legislative amendments at a November 3, 2015 public hearing and made a unanimous recommendation for City Council approval of LA-15-02. The Aurora City Council opened their public hearing on November 10, 2015 but decided to continue the hearing to December 8, 2015.

STANDARDS FOR THE DECISION AND FINDINGS

16.74.060 provides the standards for a Legislative Amendment decision as follows:

A. The recommendation by the Planning Commission and the decision by the Council shall be based on consideration of the following factors:

- 1. Any applicable statewide planning goals and guidelines adopted under Oregon Revised Statutes (ORS) Chapter 197;*

FINDINGS: Goal 1, Citizen Involvement: A public hearing on the proposed amendments was held by the Planning Commission on November 3, 2015 and the City Council hearing is scheduled for November 10, 2015. Notice was posted at City Hall and published in the Canby Herald. The staff report was available for review one week prior to the Planning Commission and City Council hearings. This is consistent with City procedures. Staff and the Planning Commission found Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged AMC for process. Goal 2 generally supports clear and thorough local procedures. Staff and the Planning Commission found Goal 2 is met.

Goal 3, Agricultural Lands and Goal 4, Forest lands are found not to be applicable.

Goal 5, Open Spaces, Natural Resources, and Historic Areas: The proposed amendments do not affect regulations within the Aurora Historic District nor does it affect open spaces or natural resources. Staff and the Planning Commission found Goal 5 does not apply.

Goal 6, Air, Water and Land Resource Quality: Goal 6 is not applicable. The proposal does not address Goal 6 resources.

Goal 7, Natural Hazards: Goal 7 is not applicable. The proposal does not address Goal 7 resources.

Goal 8, Recreational Needs: Goal 8 is not applicable. The proposal does not address Goal 8 resources.

Goal 9, Economic Development: The draft code amendments respond to a need/revision identified by Senate Bills 3460/3400 to address permitted uses on commercial and industrial lands. The proposed code amendments are not found to deter employment or business opportunities but rather to allow for greater economic uses on commercial and industrial properties while also protecting the intent of these zones and permissible locations as well as the intent of the Aurora Historic District.

The Planning Commission has determined which uses under the Senate Bills are best suited in which zoning locations to match the purpose and intent of the zone. The code update also addressed design standards for storage units in the commercial zone to protect design standards of the primary structures in the zone. Staff and the Planning Commission found Goal 9 is met.

Goal 10, Housing: The draft code amendments address storage of recreational vehicles on residentially zoned lands and within public rights-of-way not intended to accommodate housing. Staff finds Goal 10 is not applicable. The proposal does not address Goal 10 issues.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: Goal 12 is not applicable. The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable as the code amendments address permitted uses under State law on properties already zoned for commercial and industrial development. The proposal does not address Goal 13 resources.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues as the proposed code amendments apply to existing commercial and industrial sites within the City limits and permissible uses within these zones.

ORS 197 does not include specific notice requirements for legislative processes but the City met all notice requirements under AMC for Legislative Amendments. ORS 227.186, more commonly known as Measure 56 notice, does not apply as the proposed amendments do not reduce permissible uses of properties in the affected zones.

2. Any federal or state statutes or rules found applicable;

FINDINGS: Staff and the Planning Commission found the adoption actions are consistent with Oregon Revised Statute 197.610(1) for notice to the Department of Land Conservation and Development. Measure 56 notice was not required as the proposed amendments do not reduce permissible uses on commercial lands.

The addition of specific definitions for marijuana grow sites, processing sites and retail sites under AMC 16.04 ensures compliance with recently adopted legislation at the State level. Above the State-imposed and regulated standards for said facilities, jurisdictions are permitted to adopt reasonable time, place and manner restrictions to meet the intent of their development code and comprehensive plans. Proposed amendments to address these new regulations and to further clarify the locations of specific facilities are found by staff to be reasonable and address the intent and purpose of the specific zoning codes, as outlined under each zoning code chapter.

Staff and the Planning Commission found this criterion is met.

3. The applicable comprehensive plan policies and map; and

The applicable Aurora Comprehensive Plan Goals align with the Statewide Planning Goals and associated policies as outlined under FINDINGS, subsection A.1 above. Staff and the Planning Commission found this criteria is met.

4. The applicable provisions of the implementing ordinances.

FINDINGS: The draft code amendments respond to a need/revision identified by Senate Bill 3460/3400 to potential permitted uses on commercial and industrial lands. The proposed code amendments are not found to deter employment or business opportunities but rather to clarify locations of permitted specific uses, allow for greater economic uses of commercial and industrial properties, and maintain design standards while also protecting the intent of the zones and the Aurora Historic District.

Staff finds the proposed code amendments can be established in compliance with the development requirements of the Aurora Municipal Code while maintaining the stated intent of the underlying zones.

B. Consideration may also be given to proof of a substantial change in circumstances, a mistake, or inconsistency in the comprehensive plan or implementing ordinance which is the subject of the application.

FINDINGS: Staff or the Planning Commission did not find a change in circumstance, mistake or inconsistency in the comprehensive plan or implementing ordinances. Rather, the proposed code amendments are a result of Senate Bill 13460/3400531 and the City's need to refine and clarify permitted locations and uses within the City of Aurora, adopt "reasonable regulations" for their review, as well as further clarify storage of recreational vehicles and design standards for accessory structure. Staff and the Planning Commission found this criterion is met.

EXHIBIT A Aurora Municipal Code (AMC) section 16.04- Definitions
Aurora Municipal Code (AMC) section 16.14- Commercial zone
Aurora Municipal Code (AMC) section 16.16- Industrial zone
Aurora Municipal Code (AMC) section 16.36- Manufactured Home Regulation
Aurora Municipal Code (AMC) section 16.42- Off-Street Parking and Loading

No comments from the public and hearing is closed at 8:04 pm

Council Discussion, There is a great deal of discussion on how to best discuss each of these items and it is decided to separate them out;

A. Recreational Marijuana, These regulations are modeled after the recent MMD regulations. Councilor Vlcek asks if sales and growth are separate. City Planner Wakeley states growing process or converting is permitted in the industrial zone and retail is only in the commercial zone. Wakeley you could ban it all together however that would need to be voted on. Clarification for Councilor Vlcek didn't we already allow if 50% was retail and the other grow no that excluded marijuana. Councilor Vlcek I think what I am saying is to not allow growing in the industrial zone. It was the consensus of the group that would need to go to the vote of the people) If we decide to put it to the vote of the people we would need to circulate a petition to even get it on the ballot. Can we make changes to the ordinance yes we can but if we get an applicant before that is completed they would not affect them.

Councilor Sallee wonders why we are considering this completely unrelated code revision all in one hearing process. Wakeley because it is much more cost efficient to do so and we have been doing that all along. We are discussing them separately and one ordinance.

At this point the council consensus is to approve this portion of the ordinance.

B. Recreation Vehicles, discussion on 16.36.050 and in addition 16.42 off street parking, council wanted the text to be the same in both sections Planning Commission recommended one recreational vehicle per lot council had said 2 if the second one was not visible. Text now says 1 outdoors. We are also not allowing structural projections from the RV of any kind. We are not proposing changes to public right away parking just on private property.

C. Storage Container in Commercial zone, Planning Commission did add definition text as to what a mobile storage unit is. They had also added accessory structure 16.14.040 previous text under J it would now be consistent in appearance and material. Council last month thought that materials were too much and so we removed that text. We did add architectural style. On K I didn't hear anything from council. Councilor Sahlin states that then this is not consistent with our residential zone. I did speak with Marion County I know you don't use them but they did state that they would still inspect mobile storage units 200 or less for the pad it would go on. Councilor Southard wants to know where this is coming from is the city expecting an influx of them I know of 4 of them in town is all 3 of which are on my property where has this come from. Wakeley I don't think the intent is to worry about an influx of them just hoping for some consistency in the code regarding them on each individual property. There is a brief description of why there are restrictions within the community given by Councilor Sahlin and rebutted by Councilor Southard in regards to more regulations and costing property owner's money. Planning Commissioner Chair Scheafer explains that we are trying to encourage growth in our community and some uniformity and cohesiveness. The Planning Commission recommends that the City Council adopt standards for uniformity and cohesiveness for the betterment of the community regarding shipping containers. This is for new containers not existing. Sallee again comments go back to

the architectural style. I see that the two sections conflict. Am I going to be required to put an A-Frame and siding on it. Temporary is different this is something that will remain on site well then I think a timeline for this. Discussion regarding the standard that we are trying to present. I think we need to keep it broad in the intent to be less restrictive.

Sahlin, my comment is that we could require it to be behind primary structure or screen it not visible to the road. We also have gateway standards that we would need to follow. In this particular issue they are just outside the gateway standard.

Councilor Vlcek asks clarification on setbacks and Wakeley explains.

Consensus vote on Marijuana to move forward.

Consensus vote as changed for the mobile storage unit architectural design we don't like it or punt it back to Planning Commission for new information.

Dennis the hearing was closed over an hour ago.

Many of the Councilors request separate ordinances for each separate code amendments.

Consensus on RV parking as discussed 3-2

adopt findings and adopt legislative amendment 15-02 as amended by council and do the first reading of ordinance 480 regarding recreational marijuana only and with a second reading bring an ordinance number 2 and number 3 which will separate each one out for the next meeting.

Dennis is uncomfortable with this motion. Councilor Vlcek what if we just strike out all of this and just read Ordinance 480 by title only for Marijuana. This reduces our risk by a month.

Motion to direct staff to break out the recreational vehicles and storage containers into 3 separate ordinances is made by Councilor Sahlin and seconded by Councilor Vlcek.

A motion to adopt findings without recreational vehicles and storage is made by Councilor Sahlin and seconded by Councilor Sallee. Passed.

Councilor Sallee wants them all broken out next time discussion is that this is not the normal practice and it would be very costly and this should not be a normal practice. We can break them up just as we did in the future.

7. REPORTS

- a) Mayor Bill Graupp
 - Mayor report I have been out of town so I really have nothing at this time.

Council discussed, NA

ACTION ITEM: NA

b) Marion County Deputy

- Deputy reports that there have been a few issues at the North Marion High School that I have been attending too and requiring follow up otherwise nothing really to report. There was a burglary but no entry was made.

Council discussed, NA

ACTION ITEM: NA

c) Finance Officer

- Finance officer report the audit is completed and we received the highest honor a neutral letter as it is called. Our numbers are all looking good and we are gearing up for the budget.

Council discussed the government standard monthly reporting briefly.

ACTION ITEM: NA

d) Public Works

- Public Works report We had our first Master Plan Meeting and it is requested that Councilor Southard be attending any additional meetings regarding this. Street sweeper had a few issues in the downtown area and Lockard would like direction from Council how to proceed with the trees that hindered the access. Council wants to discuss this further at the January meeting. Councilor Vlcek states that he feels staff could have done a better job advertising the street sweeper. City Recorder Richardson states that we used every possible method available to us to advertise and felt there was nothing more that could have been done. Vlcek also points out that we need to apply for the SCA grant this year.

ACTION ITEM: Bring the downtown tree issue up at the January meeting.

e) Parks Committee

- Park report nothing except to say trees are being addressed.

Council discussed, NA

ACTION ITEM: NA

f) City Recorder

- Recorder report was not in your packet, I have been working on training my new employee and taking care of the upcoming springbrook migration. We are currently working on the web-site and training for staff to take back the maintenance of it.

Council discussed, NA

ACTION ITEM: Bring back the contract from Living Color

- g) City Attorney
 - City Attorney report, Trial date for the Eddy property is moving forward sometime in April. Sills will be paying his fines by the end of the month for his HRB violations.

Council discussed.....

ACTION ITEM: Move forward with letter to the Ranues.

8. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Discussion and or Action on Ordinance Number 480 to Amend the Aurora Municipal Code Regarding Various Sections. First Reading

Motion to approve Ordinance Number 480 first reading as amended and to only include recreational marijuana changes and removing B and C made by Councilor Sahlin and is seconded by Councilor Sallee. Motion Passes.

9. NEW BUSINESS

- a) Discussion and or Action on Living Color Contract, it is the consensus of the council to discuss this further at the January meeting with better information.
- b) Discussion and or Action on Application Process and License Regarding Recreational Marijuana. Richardson explains to the council this really is more of an FYI of what the application process will entail.
- c) Discussion and or Action on the Annual Audit Fiscal Year End June 30, 2015
Motion to accept letter is made by Councilor Sahlin and is second by Councilor Vlcek. Passed by All.

10. OLD BUSINESS

- a) NA

11. ADJOURN,

Mayor Graupp adjourned the December 08, 2015 Council Meeting at 9:02 PM.

Bill Graupp, Mayor

ATTEST:

Kelly Richardson, CMC
City Recorder

Minutes
Aurora Planning Commission Meeting
Tuesday, December 01, 2015, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT Kelly Richardson, City Recorder
Renata Wakeley, City Planner

STAFF ABSENT:

VISITORS PRESENT: None

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Chairman Schaefer at 7:00 pm

2. CITY RECORDER DOES ROLL CALL

Chair Joseph Schaefer - Present
Commissioner Craig McNamara- Present
Commissioner Bud Fawcett - Present
Commissioner Jonathan Gibson - Present
Commissioner Mercedes Rhoden-Feely - Present
Commissioner Tara Weidman - Present
Commissioner Aaron Ensign - Present

3. CONSENT AGENDA

- a) Planning Commission Minutes – November, 2015
- b) City Council Meeting Minutes – October, 2015
- c) Historic Review Board Minutes – October, 2015

Motion to approve the consent agenda as presented was made by Commissioner McNamara and is seconded by Commissioner Fawcett. Motion approved by all.

4. CORRESPONDENCE –

5. VISITORS

Anyone wishing to address the Aurora Planning Commission concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Aurora Planning Commission could look into the matter and provide some response in the future.

No one speaks at this time.

6. PUBLIC HEARING

- a) Discussion and or Action on Height Variance Application (VA-15-03) Christ Lutheran Church Continuance, Chair Schaefer reads the hearing script let the record show that Chair

Schaefer and Commissioner Ensign were both absent at the last hearing and both declare no ex-parte contact except a site visit by Chair Schaefer.

**CITY OF AURORA
PLANNING COMMISSION**

STAFF REPORT: Variance 2015-03 [VAR-15-03]

DATE: December 1, 2015

SUPPLEMENTAL MEMO FOR VAR-2015-03, Christ Lutheran Church

MARION COUNTY ASSESSORS

AURORA HISTORIC INVENTORY

Date of construction

Date of Demolition

There has been additional information submitted as your staff report shows as follows the original date of construction and when it was demolished along with a 1952 remodeling permit. There is an article that shows the original tower at 114ft along with a few pictures of the earlier church.

It is the staff recommendation that the applicant has met the variance criteria and to approve with the previously stated 3 conditions as the Historic Review Board has already recommended allowing the height variance. There are no additional exhibits to present at this time.

Applicant Representative Richard Rothweiler, states that we did as you asked and provided proof of height of the original steeple when it was built and a comparison of the trees and again we do not feel as though this is going to be a large impact on the street. We are well below the neighboring trees.

No questions at this time from the Commissioners.

Chair Schaefer does a quick run through of various dates as presented. Applicants Pastor Craig Johnson state that there will be no shadow cast and there will be no cross on top.

Pastor Craig states he is in favor of this change as it is a part of a pledge that was made to the congregation to improve the safety and access to the church for the better.

Karen Townsend 15058 2nd Street states she is opposed as I do like the drawings and the concept of the church changes I have definite concerns regarding the height that is proposed and the impact I believe it will have on the neighborhood. One of my concerns is that there is pressure to change this in the future to a commercial zone there are 7 homes on this block and I personally fear that this could take place in the future as there a more than one conditional uses that have been approved. Additional since the last time you met I would bring to the Commissions attention that at the HRB meeting you are referencing we did not have a full board and we had new members that may have thought there pressure to pass this along as being a good neighbor so to speak.

Chair Schaefer states that there is no pressure to change to commercial it did not come from the city.

Gayle Abernathy, 2nd street neighbor discusses the same potential issue/pressure to become a commercial district and again Chair Schaefer states that is not coming from the Planning Commission. Abernathy goes on to say that she dislikes how visitors to the site often stare at her driveway and her property at times not realizing it is a residents. Chair Schaefer states that he has always thought the parking in that area too wide and so there fore to make it look more residential you could increase the setbacks from the street to allow better landscaping for the residence and for the feel of a neighborhood.

City Planner Wakeley does comment that 90 feet is wide however on topic I would remind Commissioners that there is a certain criteria and the decision needs to be based on that.

No one else spoke at this time,

The applicant Rothweiler, points out that the additional 6 feet shouldn't make that large of an impact in their opinion. We feel as though we are addressing the concerns and just trying to bring back the original look and feel of the building.

Hearing closes at 7:41 PM

Deliberations,

The Commissioners discuss various criteria's and whether or not they are met at this time. Commissioner Rhoden Feeley states that in her opinion criteria E and F are not met. Chair Scheafer does not necessarily agree with Feeley criteria E its always been a church and F I think it wouldn't fit without a steeple. As far as the original church members who tore down the original steeple they probably didn't realize the magnitude of that decision and what it meant in the future. 23 years ago there was not really code to follow. Commissioners state a few more comments and it is clear they are leaning towards allowing the increased height.

Eventually a decision is made.

A motion to approve the height variance not to exceed 48 feet maximum is made by Commissioner Weidman and is seconded by Commissioner McNamara. Ayes 6 Naves 1 Feeley. Motion passes.

Townsend at this point responds to the parking idea and states the width of the street would be needed for the many events that take place. In her opinion.

7. NEW BUSINESS

- a) Discussion and or Action on Maletis Property Development South of the Willamette River. Chair Schaefer updates the group regarding this situation where they want to bring the Langdon Farm property into the Urban Reserve area. They brought suit against Clackamas County. There is a brief discussion back and forth no decision or action is made.
- b) Discussion and or Action on Urban Growth Boundary Expansion for Industrial and Aviation Land Article. Chair Schaefer explains to the group that this was a court case from the City of Scappoose that actually was approved which doesn't happen very often. No decision or

action is taken. Commissioner McNamara asks the difference in this case that it passed Schaefer it was very employment specific showing a need.

8. OLD BUSINESS

- a) Discussion and or Action on Orchard View Subdivision. Tabled until January.
- b) Discussion and or Action on/Feedback on Code Sections from (LA-15-02) made minor changes, the Commissioners discuss various comments from the Council regarding the text most of which are minor changes such as 16.14.040 on J and K they are concerned with materials vs style. They recognized the need but didn't want us to be too restrictive. Regarding 16.36.050 the council had discussed not being too restrictive again and suggesting they were thinking no more than 1 visible and possibly the other not more than 15 feet. The discussion between Commissioners was leaning more towards no more than one stored outside and there was no resolution regarding being stored or parked.

9. COMMISSION/DISCUSSION

- a) City Planning Activity (in your packets) Status of Development Projects within the City.

10. ADJOURN

Chair Schaefer adjourned the December 1, 2015 Aurora Planning Commission Meeting at 8:40 P.M.

Chair Schaefer

ATTEST:

Kelly Richardson, CMC
City Recorder

Report from the Finance Officer for January 12, 2016

- Revenue and expense report through November, the fifth month of fiscal year 2015/2016, is included. This report shows budgeted amounts and percent of budget received/spent. So far both revenue and expenditures are in line for this time frame. Several funds will be affected by transfers – either in or out- on next month's report. The transfers were completed in December.
- We continue to receive 2015 Property and GO Bond tax payments. As of December 31, 2015, we have received 96% of current Property Tax budgeted revenue and 94.5% of current GO Bond budgeted revenue. These are very good numbers.
- I attended a free training session given by the Oregon Department of Revenue on Friday, December 4th. The focus was on payroll matters including wage garnishments, employee classification and the filing of 2015 W-2s. It was very informative.
- I have begun working on the 2016-2017 budget sheets. In the next few months I will be working with the mayor and department heads to complete the proposed fiscal year 2016-2017 budget. We could potentially have 3 openings on the budget committee. Please let your neighbors know. To be eligible, they must be a qualified voter of the city and not be an officer, agent, or employee of the city.
- I am working on the year end payroll and tax documents required by the IRS and State.
- Keeping current with payables and receivables.

Respectfully,



Mary C. Lambert

CITY OF AURORA - TREASURER'S REPORT Ending November 30, 2015

FUND	BUDGET	BALANCE @ July 1, 2015	TOTAL REVENUES	% TO DATE	BUDGET less contingency	TOTAL EXPENSES	% TO DATE	END BALANCE Nov 30, 2015
10 GENERAL	839,042.00	400,734.24	306,878.23	64.82%	514,452.00	172,625.94	33.56%	534,986.53
15 CITY HALL BUILDING	132,500.00	120,479.82	500.47	4.07%	132,500.00	0.00	0.00%	120,980.29
20 AURORA COLONY DAYS	23,540.00	0.00	9,517.50	40.43%	18,468.00	10,536.16	57.05%	-1,018.66
25 PARK RESERVE	7,148.00	1,142.70	2.42	0.04%	7,148.00	0.00	0.00%	1,145.12
29 PARK SDCs	36,055.00	31,523.23	2,275.86	97.47%	36,055.00	0.00	0.00%	33,799.09
30 STREET/STORM	309,400.00	181,892.40	32,235.73	24.91%	206,944.00	29,035.06	14.03%	185,093.07
35 ST/STORM RESERVE	85,700.00	52,069.86	4,649.95	13.80%	85,700.00	0.00	0.00%	56,719.81
39 ST/STORM SDCs	31,000.00	22,633.03	11,659.37	103.36%	31,000.00	0.00	0.00%	34,292.40
40 WATER OPERATING	510,200.00	229,614.90	128,685.66	44.57%	351,068.00	120,980.87	34.46%	237,319.69
42 SPW MAINTENANCE	39,710.00	39,710.00	0.00	0.00%	39,710.00	0.00	0.00%	39,710.00
45 WATER RESERVE	106,510.00	46,709.66	181.54	0.30%	106,510.00	0.00	0.00%	46,891.20
49 WATER SDCs	77,376.00	62,358.57	22,325.58	108.56%	77,376.00	0.00	0.00%	84,684.15
50 SEWER OPERATING	535,300.00	256,529.77	93,444.72	33.58%	335,793.00	107,662.73	32.06%	242,311.76
55 SEWER RESERVE	95,940.00	55,783.72	117.18	0.29%	95,940.00	0.00	0.00%	55,900.90
57 G. O. DEBT SERVICE	332,975.00	21,789.67	296,740.07	94.51%	332,975.00	53,987.50	16.21%	264,542.24
59 SEWER SDCs	29,036.00	24,863.24	8,188.50	131.73%	29,036.00	0.00	0.00%	33,051.74
TOTALS	3,191,432.00	1,547,834.81	917,402.78		2,400,675.00	494,828.26		1,970,409.33

**updated beginning bal per audit

1,970,409.33

City Council Public Works Activity Report January 2016

Waste Water: Continuing renewing Permit process with DEQ.

-Master Plan meetings with John Ashley and Keller Associates

-Storm Water retention pond behind wastewater plant had an over flow and part of the enclosure bank slide away. Geo Tec has been to site for recommended repair.

-I&I reports is due February First of each year.

Water: Routine operation and maintenance.

-Wells are running 6-8 hours daily producing an average 150,000 gal per day. Total water production in November 4,585,000 Gallons

Streets: Routine operation and maintenance.

-Monitoring street lights.

-Catch basins cleaning.

-Street sweeping is started once a month on the 3rd Wednesday , trees are an issue in the business area for height over curbs.(what policy do I need to follow, ie city staff or property owner.

Park: Picking up after each storm.

Notice for Council

Administration

Public Works scheduling and planning for staff.

Budget on track for current 2015-2016

Reviewing Budget items for 2016-2017

Respectfully: Darrel Lockard

Public works project list

Wastewater solids transfer station online

Waste water irrigation system (summer)

Water plant upgrade

Street parking and stop sign lines painting

Street grant application

Fix tennis net

Water meters replacement

Memo

To: City Council
From: Kelly Richardson
CC: None
Date: 1/7/2016
Re: Recorders Report Month of December 2015 report

Activities and ongoing projects are as follows:

- ❖ Ongoing secretarial duties for the City Council and Planning and Historic Review Board, along with attending the meetings once a month.
 - Working closely with Historic Review Board on guideline updates and changes.
- ❖ Working closely with Patrick Harris, Colony Museum and Typist Aleasha Garber on the CLG grant.
- ❖ Attending Conference Committee And Records Committee Meetings
- ❖ Records Request update
 - 0 pending request
- ❖ Ongoing needs of the City, discussion items.
- ❖ Gather information for website updates, continued to work on this..
- ❖ Continuing process of our V7 migration for Springbrook this should be completed in February of 2016. Conversation with our IT Dept they have a few concerns regarding the cloud migration specific to our data base.
- ❖ Because of issues on both the employer and employee Rhonda Rae the Administrative Assistant that was hired did not complete her 6 month probationary period.
- ❖ Tammy Grimes as the second runner up in the Admin Assist hiring process was called in and has accepted the position and will begin January 4th.

Memorandum

MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

105 HIGH STREET S. E. SALEM, OREGON 97301-3667

TELEPHONE: (503)588-6177

FAX: (503)588-6094

TO: Aurora City Council
FROM: Renata Wakeley, City Planner
RE: Legislative Amendment 2015-02 (LA-15-02)
DATE: January 6, 2016

Background

On November 10, 2015, the City Council held their scheduled and advertised public hearing but decided to continue the public hearing in order to provide staff more time to make slight amendments to the proposed code updates, based upon feedback from Council at the November 10th hearing. The Planning Commission reviewed the proposed text updates on recreational vehicles and accessory structures in the Commercial zone again at their December meeting and sent slightly amended/updated text amendments to the City Council for their December 8th meeting.

At the December 8th meeting, the City Council closed their public hearing on LA-15-02 for proposed code updates for recreational vehicles and accessory structures in the Commercial zone and directed staff to bring Ordinances for these proposed amendments to the City Council at the January 2016 meeting.

Requested Action

Reading of the following ordinances:

Ordinance 480: 2nd reading of the recreational marijuana code updates

Ordinance 482: 1st reading of the code updates related to accessory structures on Commercial zoned properties outside of the Aurora Historic District

Ordinance 483: 1st reading of the code updates related to storage of recreational vehicles on residential property

Chapter 16.14

C COMMERCIAL ZONE

Sections:

- 16.14.010 Purpose.
- 16.14.020 Permitted uses.
- 16.14.030 Conditional uses.
- 16.14.040 Development standards.
- 16.14.050 Open inventory display.

16.14.010 Purpose.

The commercial zone (C) is intended to provide areas for retail and service commercial uses. (Ord. 415 § 7.60.010, 2002)

16.14.020 Permitted uses.

In the commercial zone, except as specifically stated in Section 16.14.050 activities shall be conducted within an enclosed building or structure and are subject to site development review, Chapter 16.58. Only the following uses and their accessory uses are permitted outright:

1. Auction house, auditorium, exhibit hall, community building, club, lodge hall, fraternal organization or church;
2. Bed and breakfast inn, hotel or motel;
3. Bicycle sales or repair;
4. Cultural exhibits and library services;
5. Day care facility licensed by state;
6. Dwelling units located on the second floor of the commercial structure;
7. Eating and drinking establishments;
8. Financial, insurance and real estate offices;
9. General retail and convenience sales, except adult bookstores;
10. Indoor and outdoor recreation and entertainment facilities, except adult entertainment or adult motion picture theaters;
11. Laundry or dry cleaning establishments;
12. Medical or dental services including labs;
13. Mini storage, with or without a caretaker dwelling;
14. Minor impact utilities;
15. Motor vehicle, farm implement, boat or trailer rental, sales or services including body repairs when repairs are conducted wholly within an enclosed structure;
16. Mortuary, funeral home, crematorium or taxidermy;
17. Nurseries, greenhouses, and landscaping supplies not requiring outside storage for items other than plant materials including wholesale or retail, excluding uses related to medical or recreational marijuana;
18. Parking structure or lot or storage garage;
19. Printing or publishing plant;
20. Professional and administrative offices;
21. Public safety and support facilities;

22. Public transportation passenger terminal or taxi stand;
23. Repair services for household and personal items, excluding motorized vehicles;
24. Sales, grooming and veterinary offices or animal hospitals without outside pens or noise beyond property line;
25. Schools;
26. Service station, retail vehicle fuel sales or car wash when not located adjacent to a residential zone.
27. Single-family residence, provided it is an accessory use and cannot be sold separately;
28. Studios, including art, photography, dance, and music. (Ord. 415 § 7.60.020, 2002)

16.14.030 Conditional uses.

The following uses and their accessory uses may be permitted when authorized by the planning commission in accordance with the requirements of Chapter 16.60, other relevant sections of this title and any conditions imposed by the planning commission:

A. Adult bookstore, adult entertainment or adult motion picture theaters, provided no sales area or activity is ever visible from the building exterior, all building setbacks shall be a minimum of thirty-five (35) feet from any property line and shall be screened and buffered in accordance with Section 16.38.040. In addition, location shall be at least one thousand five hundred (1,500) feet, measured in a straight line, from any of the following:

1. Residential district,
2. Public or private nursery, preschool, elementary, junior, middle or high school,
3. Day care facility, nursery school, convalescent home, home for the aged, resident care facility or hospital,
4. Public library,
5. Community recreation,
6. Church,
7. Historic district or historic structure;

B. Home occupations (Type II) subject to Chapter 16.46;

C. Major impact utilities, including telecommunications facilities subject to Chapter 16.50, provided that a ten (10) foot perimeter setback containing both externally visible landscaping meeting buffering standards and solid screening surrounds the property;

D. Retail or wholesale business with not more than fifty (50) percent of the floor area used for the manufacturing, processing or compounding of products in a manner which is clearly associated with the retail business conducted on the premises, excluding products related to medical or recreational marijuana; (Ord. 478, 2015)

E. On lots that do not abut a residential zone, retail or wholesale business with not more than seventy-five (75) percent of the floor area used for the manufacturing, processing or compounding of products in a manner which is clearly associated with the retail business conducted on the premises; (Ord. 478, 2015)

F. Wholesaling, storage and distribution. (Ord. 415 § 7.60.030, 2002)

G. Medical marijuana dispensaries (MMD) and commercial marijuana retail stores, subject to the following standards:

1. Buffers which shall only be measured at the initial land use application and not subsequent annual renewals:

- a. Elementary, middle or high school, public or private: 1000 feet

- b. Day care: 1000 feet
 - c. Other marijuana businesses: 1000 feet
 - d. May not be adjacent to a residential zone, a public park, or a church.
2. The use must be located within a permanent, enclosed structure.
 3. The use may not be allowed as a home occupation.
 4. Applicant and all employees must pass a criminal background check.
 5. The term of a conditional use approval may not exceed one year.
 6. Waste materials containing any amount of marijuana or by products must be locked in a secure container on-site.
 7. Hours of operation are limited to 10 am to 5 pm.
 8. Drive through windows are prohibited.

16.14.040 Development standards.

A. There is no minimum size for lots or parcels served by municipal sewer. Minimum lot sizes for lots or parcels without municipal sewer shall be as determined by the county sanitarian.

B. There is no minimum lot width or depth.

C. Unless otherwise specified, the minimum setback requirements are as follows:

1. There is no minimum front yard setback except as required for buffering of off street parking in accordance with Section 16.38.050;

2. On corner lots and the rear of through lots the minimum setback for the side facing the street shall be ten (10) feet;

3. No side or rear yard setback shall be required except twenty (20) feet screened and buffered in accordance with Chapter 16.38 shall be required where abutting a residential zoning district;

D. No building shall exceed forty-five (45) feet in height. Within one hundred (100) feet of a residential zone, no building shall exceed thirty-five (35) feet in height. All buildings greater than thirty-five (35) feet in height are subject to Chapter 16.24.

E. Parking shall be in accordance with Chapter 16.42.

F. Landscaping shall be in accordance with Chapter 16.38.

G. Doors and windows may not be covered with security grates.

H. All properties located outside the designated historic commercial overlay and the historic residential overlay and adjacent to Highway 99 or Ehlen Road shall be collectively referenced as "gateway properties." The standards of Chapter 16.56 shall apply to all aspects of the site including, but not limited to, structural facade, yard and landscaping that are immediately adjacent to and visible from Highway 99 or Ehlen Road.

I. Additional requirements shall include any applicable section of this title. (Ord. 415 § 7.60.040, 2002)

J. All building additions and accessory structures shall be consistent in appearance with adjacent structures with regard to color, setbacks, architectural style, and overall proportions.

K. Mobile storage units shall not be used for storage or other uses unless they are modified with doors, siding and rooflines consistent in appearance with adjacent structures.

16.14.050 Open inventory display.

A. All business, service, repair, processing, storage or merchandise displays shall be conducted wholly within an enclosed building except for the following:

1. Off-street parking or loading;

2. Drive-through windows;

3. Display, for resale purposes, of large on road vehicles which could not be reasonably displayed wholly within a building; specifically automobiles, boats, logging equipment, farm machinery, heavy machinery and trucks. Such displays shall be limited to a maximum of five vehicles which shall be movable at all times and cannot be deemed as discarded or dismantled. All vehicles displayed for sale must be located on a paved surface;

4. Displays for resale purposes of small merchandise which shall be removed to the interior of the business after business hours;

5. Display, for resale purposes, of live trees, shrubs and other plants.

6. Outdoor seating in relation to permitted eating or drinking establishment subject to 16.34.060.D.

B. All open inventory displays shall be maintained, kept clean, and be situated in conformance with all applicable city ordinances. (Ord. 464, 2011; Ord. 415 § 7.60.050, 2002)

Chapter 16.36

MANUFACTURED HOME REGULATIONS

Sections:

- 16.36.010 Purpose.**
- 16.36.020 Definitions.**
- 16.36.030 Manufactured homes outside manufactured home parks.**
- 16.36.040 Manufactured home park standards.**
- 16.36.050 Occupying recreational vehicles.**

16.36.010 Purpose.

The purpose of this chapter is to establish criteria for the placement of manufactured homes in manufactured home parks or on individual building lots within the city, to provide standards for development of recreational vehicle parks and allow the temporary use of a manufactured home under certain circumstances.

(Ord. 415 § 7.94.010, 2002)

16.36.020 Definitions.

As used in this chapter:

"Anchoring system" means an approved system of straps, tables, turnbuckles, chains, ties, or other approved materials used to secure a manufactured home.

"Approved" means acceptable to the city and meeting all current federal, state, or local building and installation codes.

"Driveway" means a private road giving access from access way to a manufactured home space.

"Foundation siding/skirting" means a type of wainscoting constructed of fire and weather resistant material, such as aluminum, treated pressed wood or other approved materials, enclosing the entire under carriage of the manufactured home in a fashion consistent with adjoining areas.

"Manufactured Housing Construction and Safety Standards Code" means Code VI of the Housing and Community Development Act (42 U.S.C. 5401 et sequential), as amended (previously known as the Federal Mobile Home Construction and Safety Act), rules and regulations adopted thereunder (including information supplied by the home manufacturer, which has been stamped and approved by a Design Approval Primary Inspection Agency, an agent of the U.S. Department of Housing and Urban Development pursuant to HUD Rules) and regulations and interpretations of such Code by the Oregon Department of Commerce; all of which became effective for manufactured home construction on June 15, 1976.

"Manufactured home space" means a plot of ground within a manufactured home park designed for the accommodation of one manufactured home.

"Occupied space" means the total area of earth horizontally covered by the structure, excluding accessory structures, such as, but not limited to, garages, patios and porches.

"Permanent perimeter enclosure" means a permanent perimeter structural system completely enclosing the space between the floor joists of the home and the ground.

"Permanent foundation" means a structure system approved by the city and following the standards set by the Oregon Department of Commerce, for transposing loads from a structure to the earth. Standards subject to additional conditions set in each manufactured home classification.

"Section" means a unit of a manufactured home at least ten (10) body feet in width and thirty (30) body feet in length.

"Support system" means a pad or a combination of footings piers, caps, plates and shims, which, when properly installed, support the manufactured home.

"Vehicular way" means an unobstructed way of specified width containing a drive or roadway

which provides vehicular access within a manufactured home park and connects to a public street.

(Ord. 415 § 7.94.020, 2002)

16.36.030 Manufactured homes outside manufactured home parks.

A. It is unlawful to be occupy, live in, use as an accessory structure, or store any manufactured home within the city, unless it is complies with subsection B of this section.

B. The siting of manufactured homes outside of manufactured home parks shall comply with the following regulations:

1. Dimensions. The manufactured home shall be assembled from not less than two major structural sections, and shall contain a liveable floor area of not less than one thousand (1,000) square feet.

2. Hauling Mechanisms. Hauling mechanisms including wheels, axles, hitch and lights assembly shall be removed in conjunction with installation.

3. Foundation. The manufactured home shall be permanently affixed to an excavated and backfilled foundation and enclosed at the perimeter with cement, concrete block or other materials as approved by the building inspector, such that the manufactured home is not more than twelve (12) inches above grade; if the lot is a sloping lot, then the uphill side of the foundation shall be not more than twelve (12) inches above grade.

4. Roof. The manufactured home shall have a minimum nominal roof pitch of at least three feet in height for each twelve (12) feet in width, as measured from the ridge line. The roof shall be covered with shingles, shakes, or tile similar to that found on immediately surrounding single-family dwellings. Eaves from the roof shall extend at least six inches from the intersection of the roof and the exterior walls. The determination of roof covering

comparability shall be made by the building inspector.

5. Exterior Finish. The manufactured home shall have exterior siding which in color, material and appearance is comparable to the predominant exterior siding materials found on surrounding dwellings. The determination of comparability shall be made by the building inspector.

6. Weatherization. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting the performance standards required of single-family dwelling construction under the Oregon Building Code, as defined in ORS 455.010.

7. Off-Street Parking. A garage or carport constructed of like materials consistent with the predominate construction of immediately surrounding dwellings and sided, roofed and finished to match the exterior of the manufactured home is required.

8. Architectural Design. The manufactured home shall utilize at least two of the following design features to provide visual relief along the street frontage of the home:

- a. Dormers;
- b. Recessed entries;
- c. Cupolas;
- d. Bay or bow windows;
- e. Gables;
- f. Covered porch entries;
- g. Pillars or posts;
- h. Eaves (minimum six inch projection); or
- i. Off-sets on building face or roof (minimum sixteen (16) inches).

C. Historic Districts. Manufactured homes shall be prohibited within, or adjacent to, or across a public right-of-way from a historic site, landmark or structure.

(Ord. 419 § 16, 2002: Ord. 415 § 7.94.030, 2002)

16.36.040 Manufactured home park standards.

A. Design of the proposed enlargement, alteration or creation of a home park manufactured home park shall be submitted to the Planning Commission for review. The review shall be conducted in accordance with Chapter 16.58.

B. The design for the manufactured home park shall conform to all applicable state standards established by the state of Oregon, Department of Commercial Mobile Home park standards.

C. The minimum acreage for a manufactured home park shall be one acre with a minimum frontage of one hundred (100) feet and minimum depth of one hundred fifty (150) feet.

D. The maximum density for a manufactured home park shall be 10.89 units per acre.

E. The front and rear yard setback shall be twenty (20) feet and side yard setback shall be ten (10) feet, except on a corner lot the street side yards shall be twenty (20) feet.

F. The minimum area for a manufactured home space within a park shall be two thousand five hundred (2,500) square feet at a density of no more than eight manufactured homes per acre. No space shall be less than thirty (30) feet in width or less than forty (40) feet in length.

G. For each manufactured home space, one hundred (100) square feet shall be provided for a recreational play area, group or community activities. No recreational area shall be less than two thousand five hundred (2,500) square feet.

H. Primary access to the park shall be from a public street. Where necessary, additional street right-of-way shall be dedicated to the city to maintain adequate traffic circulation. Primary access shall have a width of not less than thirty (30) feet and shall be paved.

I. Vehicular ways shall be paved with an asphaltic material or concrete, a minimum of thirty (30) feet in width with on-street parking and a minimum of twenty (20) feet in width with no on-street parking, and shall be minimally constructed with four inches of one and one-half

minus base rock, two inches of three-fourths-inch minus topped with two inches of asphalt concrete. Vehicular ways shall be named and marked with signs which are similar in appearance to those used to identify public streets, and a map of the vehicular ways shall be provided to the fire district, the police department and the public works department.

J. Walkways shall connect each manufactured home to its driveway. All walks must be concrete, well-drained, and not less than thirty-six (36) inches in width.

K. Lighting for the manufactured home park shall average .25 horizontal candlepower of light the full length of all roadways and walks within the park.

L. Driveways shall be asphalt or concrete, not less than four inches deep or two inches of asphalt on four inches of three-fourths-inch minus gravel. Driveways shall begin at a vehicular way and extend into the individual space in a manner to provide parking for at least two vehicles. When the vehicular way is paved to a width of thirty (30) feet, one parking space on the vehicular way may be substituted for one of the required parking spaces. Driveways shall not be directly connected to a city street.

M. Parking spaces shall be a rectangle not less than nine feet wide and eighteen (18) feet long.

N. The boundaries of each manufactured home space shall be clearly marked by a fence, landscaping or by permanent markers and all spaces shall be permanently numbered.

O. The manufactured home shall be parked on a concrete slab on appropriate footings, supports and/or stands. Tie-downs, foundations or other supports shall be in accordance with state and federal laws.

P. Each manufactured home site shall have a patio of concrete, or flagstone or similar substance not less than three hundred (300) square feet adjacent to the manufactured home parking site.

Q. Landscaping and screening shall be provided in each manufactured home park and shall satisfy the following requirements:

1. All areas in a park not occupied by paved roadways or walkways, patios, pads and other park facilities shall be landscaped.

2. Screen planting, masonry walls, or fencing shall be provided to screen objectionable views. Views to be screened include laundry drying yards, garbage and trash collection stations, and other similar uses.

3. Landscaping plans are to be done by a landscape architect or established landscaper.

4. The side and rear perimeter setbacks shall be fenced with an approved sight-obscuring fence or wall not less than five feet nor more than six feet in height and shall be landscaped in accordance with the buffering requirements of Chapter 16.38.

R. Each site shall be serviced by municipal facilities such as water supply, sewers, concrete sidewalks and improved streets.

S. Prior to occupancy of the manufactured home, each site shall have a storage area space in a building having a gross floor area of at least forty-eight (48) square feet for storing the outdoor equipment and accessories necessary to residential living.

1. There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.

2. Except for automobiles and motorized recreational vehicles, no storage shall be permitted except within an enclosed storage area.

3. A recreational vehicle or trailer shall not be occupied overnight in a manufactured home park unless it is parked in a manufactured home space or in an area specifically designated for such use. No more than one recreational vehicle or trailer will be occupied at one time in a manufactured home space. Recreational vehicles, trailers and boats and other oversized

vehicles greater than six feet in width may not be parked in the vehicular access way.

T. No structure shall exceed twenty-five (25) feet in height.
(Ord. 415 § 7.94.040, 2002)

16.36.050 Occupying recreational vehicles.

It is unlawful for any recreational vehicle, to be occupied, lived in or otherwise used as a residence within the city, unless such use is specifically approved by the city under Chapter 16.52, except a private, residentially zoned property is permitted to use a recreational vehicle to house ~~non-paying~~ guests no more than a total of ten (10) days in a calendar year.

A. Recreational vehicles shall be mobile and fully operable, on inflated wheels, and licensed with the Department of Motor Vehicles at all times.

B. No more than one recreational vehicle per lot shall be permitted to be stored outdoors, except for recreational vehicles brought to a lot by guests and for no more than a total of ten (10) days in a calendar year.

C. Porches and awnings and related structural projections may not be constructed adjacent or attached to a recreational vehicle.

(Ord. 415 § 7.94.050, 2002)

Chapter 16.42

**OFF-STREET PARKING AND
LOADING REQUIREMENTS**

Sections:

- 16.42.010 Compliance.**
- 16.42.020 Off-street loading.**
- 16.42.030 Off-street parking.**
- 16.42.040 General provisions.**
- 16.42.050 Development and maintenance standards.**
- 16.42.060 Provisions for reduction in spatial requirements for off-street parking due to landscaping.**
- 16.42.070 Plan required.**
- 16.42.080 Interpretation--Similar uses.**
- 16.42.090 Recreational vehicles.**
- 16.42.100 Disabled person parking.**
- 16.42.110 Compact vehicle parking.**
- 16.42.120 Bicycle parking.**
- 16.42.130 Off-street parking dimensional standards.**
- 16.42.140 Special exceptions.**

16.42.010 Compliance.

A. The provision and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. Hereafter, every use commenced and every

building erected or altered shall have permanently maintained parking spaces in accordance with the provisions of this title.

B. No building, development, or other permit involving new construction, additional gross floor area or change of use shall be issued until plans and evidence are presented to show how the off-street parking and loading requirements are to be fulfilled and that property is and will remain available for the exclusive use of off-street parking and loading spaces. The subsequent use of the property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title.

(Ord. 415 § 7.100.010, 2002)

16.42.020 Off-street loading.

A. Every use for which a building is erected or structurally altered to the extent of increasing the floor area to equal a minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading space on the basis of minimum requirements as follows:

Use	Gross Sq. Ft.	Minimum Loading Spaces
Commercial	5,000-- 25,000	1
Industrial	25,001--60,000	2
Public utilities	60,001--100,000	3
Restaurants	Over 100,000	3+ 1 space per 60,000 sq. ft.
Hotel, motels	5,000--30,000	1
Institutions	30,001--70,000	2
Office buildings	70,001--130,000	3
Hospitals, schools	Over 130,000	3+1 space per 100,000 sq. ft
Manufacturing	5,000--40,000	1
Wholesale	40,001--100,000	2

Use	Gross Sq. Ft.	Minimum Loading Spaces
storage	100,001--160,000	3
	Over 160,000	3+ 1 per 80,000 sq. ft.

B. A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.

C. If loading space has been provided in connection with an existing use such space shall not be eliminated if elimination would result in nonconformance with the above standards.

D. Off-street parking areas used to fulfill the requirements of this title shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs. sales, public gatherings and similar activities not otherwise prohibited.

E. Loading berths shall not be required in areas subject to Chapter 16.28. (Ord. 415 § 7.100.020, 2002)

16.42.030 Off-street parking.

Off-street parking spaces shall be provided and maintained as set forth in this section for all uses in all zones. The following required spaces shall be available for parking, and not used for storage, sale, repair or servicing of vehicles, except property resident. Nothing in this title shall be interpreted to prevent the occasional use of parking areas for community events, special

Use	Standard
A. Residential Uses/Day Care/Institutional/Hospital.	
1. Single- and two-family	2 spaces per dwelling unit
2. Multifamily dwelling	1 space per studio or one bedroom dwelling unit, 2 spaces per dwelling unit with two or more bedrooms plus one space per three dwelling units for guests.
3. Manufactured home park	Two spaces per unit, plus one space for every three units for guests
4. Bed and breakfast	2 spaces plus 1 space for each guest bedroom
5. Residential care home or facility	1 space per 3 residential care beds plus 1 space per employee
6. Correctional facility	1 space per 3 inmate beds
7. Hospital	1 space per 3 beds and 1 space per employees

B. Places of Public Assembly.

The following uses shall be treated as combinations of separate use areas such as office, auditorium, restaurant, etc. The required spaces for each separate use shall be provided.

- | | |
|--|---|
| 1. Auditorium, church or meeting room | 1 space per 4 seats or 8 feet of bench length. If no fixed seats or benches, 1 space per 60 square feet |
| 2. Library, reading room | 1 space per 400 square feet plus 1 space per 2 employees |
| 3. Senior high | 1 space per employee plus 5 spaces per every classroom |
| 4. Elementary school square or junior high | 1 space per employee plus 1 space per every 100 feet of floor area in assembly area |
| 5. Pre-school, nursery or kindergarten | 5 spaces plus 1 space per classroom |

C. Commercial Uses.

- | | |
|---|--|
| 1. Hotel/motel | 1 space per room plus 1 space per every 2 employees |
| 2. Retail, bank, office, medical, dental | 1 space per 400 square feet but not less than 3 spaces per establishment |
| 3. Service or repair of bulky merchandise | 1 space per 750 square feet |
| 4. Bowling | 4 spaces per lane, plus 1 space per every 2 employees |
| 5. Beauty/barber shop | 1.5 spaces per chair |
| 6. Theater, stadium | 1 space per 4 seats or 8' bench length |
| 7. Ministorage | 1 space per 200 square feet of office space, plus 2 spaces for caretaker residence |
| 8. Eating or drinking establishments with seating | 1 space per 120 square feet |
| 9. Eating establishment with no seating | 1 space per 400 square feet |
| 10. Mortuaries | 1 space per 4 seats or 8 feet of bench length in chapel. |
| 11. Health and fitness club | 1 space per 300 square feet |

D. Industrial Uses.

- | | |
|--|---|
| 1. Manufacturing, research freight, transportation terminal, warehouse, public utility | 1 space per employee on two largest shifts |
| 2. Wholesale uses | 1 space per employee, plus one space per 800 square feet of patron serving area |

E. All uses providing drive-in services shall provide on the same site a reservoir for inbound vehicles as follows:

Use

- Drive-in banks
- Drive-in restaurants
- Drive-in theaters
- Gasoline service stations
- Mechanical car washes
- Parking facilities:
 - Free flow entry
 - Ticket dispense
 - Manual ticket
 - Attendant parking

Reservoir Requirements

- 5 spaces/service terminal
- 10 spaces/service window
- 10% of the theater capacity
- 3 spaces/pump
- 3 spaces/washing unit
- 1 space/employee entry driveway
- 2 spaces/employee entry driveway
- 8 spaces/employee entry driveway
- 10% of portion of parking capacity served by the driveway

(Ord. 415 § 7.100.030, 2002)

16.42.040 General provisions.

A. In the event several uses occupy a single structure or parcel of land, the total requirements of the several uses should be computed separately.

B. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required off-street parking spaces shall be located on the same parcel or on another parcel not farther than three hundred (300) feet from the building or use they are intended to serve, measured in a straight line from the building, except as permitted by Chapter 16.28.

C. Required parking space shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for the storage of vehicles or materials or for the parking of trucks used in the conducting of the business or use. The subsequent use of property for which the appropriate permits are issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading spaces required.

D. Unless otherwise provided, required parking and loading spaces for multi-family

dwellings, commercial and industrial use shall not be located in a required front yard, but such space may be located within a required side or rear yard, not abutting a street.

F. Where employees are specified, the employees counted are the persons who work on the premises, including proprietors, executives, professional people, production, sales, and distribution employees during the largest shift at peak season.

(Ord. 415 § 7.100.040, 2002)

16.42.050 Development and maintenance standards.

Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:

A. All parking and maneuvering surfaces shall have a durable, hard and dustless surface such as asphalt, concrete, cobblestone, unit masonry, scored and colored concrete, grasscrete, compacted gravel, or combinations of the above.

B. Any lighting used to illuminate the off-street parking areas shall be so arranged

that it will not project light rays directly upon any adjoining residential property.

C. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley.

D. Areas used for access and standing and maneuvering of vehicles to the dimensional standards of this title, and to the requirements of the public works standards.

E. Except for parking to serve residential uses, parking and loading areas adjacent to residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.

F. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.

G. Service drives to off-street parking areas shall be designed and constructed according to public works standards. The number of service drives shall be limited to the minimum that will accommodate and serve the traffic anticipated.

H. Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers. Service drives to drive-in establishments shall be designed to avoid backing movements or other maneuvering within a street other than an alley.

(Ord. 415 § 7.100.050, 2002)

16.42.060 Provisions for reduction in spatial requirements for off-street parking due to landscaping.

Where landscaping is to be provided in parking areas, to reduce the starkness generally associated with such parking areas, the Planning Commission may consider and approve the following

I. Service drives shall have a minimum vision clearance area formed by the intersections of the driveway center line, the street right-of-way line and a straight line joining the lines through points fifteen (15) feet from their intersection.

J. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper rail so placed to prevent a motor vehicle from extending over an adjacent property line or a street right-of-way.

K. The outer boundary of a parking or loading area shall be provided with a bumper rail or curbing at least four inches in height, and at least three feet from the lot line or any required fence.

L. All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required and such marking shall be continuously maintained.

M. All parking lots shall be kept clean and in good repair at all times. Breaks in surfaces and areas where water puddles shall be repaired promptly and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

N. The provision for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner.

reduction: if general landscaping (including ground cover, raised beds, or low shrubbery, all of evergreen nature) are utilized around parking area borders, or where landscaping is required as screening around borders, or as traffic control structures within parking areas, or as general landscaping within parking areas, then the parking area gross

spatial requirement may be reduced proportionately, up to a total of five percent. (Ord. 415 § 7.100.060, 2002)

16.42.070 Plan required.

A plot plan showing the dimensions, legal description, access and circulation layout for vehicles and pedestrians, space markings, the grades, drainage, setbacks, landscaping and abutting land uses in respect to the off-street parking area and such other information as shall be required, shall be submitted to the Planning Director with each application for approval of a building or other required permit, or for a change of use. (Ord. 415 § 7.100.070, 2002)

16.42.080 Interpretation--Similar uses.

Off-street parking or loading requirements for structures or uses not specifically listed shall be determined by the Planning Commission. The Planning Commission shall base such requirements on the standards for parking or loading of similar uses. (Ord. 415 § 7.100.080, 2002)

16.42.090 Recreational vehicles.

The parking restrictions shall not be interpreted to prevent the parking on-site of recreational vehicles at all single-family residences provided the applicable parking requirements are satisfied.

A.- Recreational vehicles shall be mobile and fully operable, on inflated wheels, and licensed with the Department of Motor Vehicles at all times.

B. No more than one recreational vehicle per lot shall be permitted to be stored outdoors, except for recreational vehicles brought to a lot by guests and for no more than a total of ten (10) days in a calendar year.

A.C. Porches and awnings and related structural projections may not be

constructed adjacent or attached to a recreational vehicle.

(Ord. 415 § 7.100.090, 2002)

16.42.100 Disabled person parking.

A. A sign shall be posted for each disabled person parking space required by subsection B of this section. The sign shall be clearly visible to a person parking in the space, shall be marked with the International Symbol of Access, shall indicate that the spaces are reserved for persons with disabled person parking permits and shall be designed as set forth in standards adopted by the Oregon Transportation Commission.

B. Parking spaces constructed under this section shall be in accordance with the Uniform Building Code. (Ord. 415 § 7.100.100, 2002)

16.42.110 Compact vehicle parking.

All parking spaces designated for compact vehicles shall be labeled by painting "compact only" on the parking space. Up to twenty-five (25) percent of the required parking spaces may be designated compact spaces. (Ord. 415 § 7.100.110, 2002)

16.42.120 Bicycle parking.

At least one secured bicycle rack space shall be provided for each fifteen (15) parking spaces or portion thereof in any new commercial, industrial, or multifamily development. Bicycle parking areas shall not be located within parking aisles, landscape areas, or pedestrian ways. (Ord. 415 § 7.100.120, 2002)

16.42.130 Off-street parking dimensional standards.

All off-street parking lots shall be designed subject to city standards for stalls and aisles as set forth in the following table.

- A. Parking Angle In Degrees
- B. Stall Width
- C. Stall Depth
- D. Aisle Width One Way
- E. Curb Length Per Car
- F. Bay Width (Includes stall length plus back up length)

A	B	C	D	E	F
	9'0"	9.0	12.0	22.0	21.0
0	9'6"	9.5	12.0	22.0	21.5
	10'0"	10.0	12.0	22.0	22.0
	9'0"	19.8	13.0	12.7	22.8
45	9'6"	20.1	13.0	13.4	33.1
	10'0"	20.5	13.0	14.1	33.5
	9'0"	20.3	18.0	10.4	38.0
60	9'6"	21.2	18.0	11.0	39.2
	10'0"	21.5	18.0	11.9	39.5
	9'0"	21.0	19.0	9.6	40.0
70	9'6"	21.2	18.5	10.1	39.5
	10'0"	21.2	18.0	10.6	39.2
	9'0"	20.0	24.0	9.0	44.0
90	9'6"	20.0	24.0	9.5	44.0
	10'0"	20.0	24.0	10.0	44.0
Parallel	8'0"		12.0	22.0	18.0

A. For one row of stalls use "C" + "D" as minimum bay width.

B. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right-of-way.

C. For estimating available parking area, use three hundred (300) to three hundred twenty-five (325) square feet per vehicle for stall, aisle and access areas.

D. For large parking lots exceeding twenty (20) stalls, alternate rows may be designed for compact cars provided that the compact stalls do not exceed thirty (30) percent of the total required stalls. When designated compact spaces are provided the stall width may be reduced to eight feet and the stall length reduced to seventeen (17) feet in length with appropriate aisle width. (Ord. 415 § 7.100.130, 2002)

16.42.140 Special exceptions.

If conformance with this chapter would require a historic structure to be modified, or would involve destroying existing landscaping, the Planning Commission may approve modifications to the requirements of this chapter and no variance shall be required for such modification. (Ord. 415 § 7.100.140, 2002)

ORDINANCE 480

AN ORDINANCE AMENDING THE AURORA DEVELOPMENT CODE, TITLE 16 OF THE AURORA MUNICIPAL CODE, RELATED TO MARIJUANA RETAILERS, PRODUCERS, AND MANUFACTURERS; AND DECLARING AN EMERGENCY.

WHEREAS, the Aurora Municipal Code, more commonly known as “Title 16 of the Aurora Development Code”, includes regulations concerning the location of land uses within the various zones within the City of Aurora; and

WHEREAS, the establishment and operation of marijuana retailers, producers, and processors is regulated by the State of Oregon; and

WHEREAS, House Bill 3400 (2015) approved by the Oregon Legislature, provides that local governments may impose reasonable regulations on the time, place and manner of operation of marijuana facilities; and

WHEREAS, the Aurora City Council wishes to amend Chapter 16.04, Definitions; Chapter 16.14, Commercial (C); Chapter 16.16; and Industrial (I) of Aurora Municipal Code to establish rules governing the location of marijuana retailers and facilities; and

WHEREAS, the Aurora Planning Commission conducted a public hearing on November 3, 2015 at which time interested parties were given full opportunity to be present and heard and passed a motion recommending the City Council approve the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

WHEREAS, the Aurora City Council conducted a public hearing on November 10, 2015 at which time interested parties were given full opportunity to be present and heard on the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

NOW, THEREFORE, THE CITY OF AURORA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Aurora does hereby adopt the staff report dated November 10, 2015, including those certain findings of fact and conclusionary findings and supporting documentation attached hereto as Exhibit "A" and by this reference made a part hereof.

Section 2. The City Council of the City of Aurora does hereby amend Title 16- Aurora Development Code sections 16.04-Definitions; Chapter 16.14, Commercial (C); and Chapter 16.16; Industrial (I) as included under Exhibit A of this Ordinance.

Section 3. Emergency Declared. This Ordinance being necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Aurora, an

emergency is hereby declared to exist, and this Ordinance shall take effect immediately upon its passage by the City Council and approval by the Mayor.

PASSED and adopted by the City Council of the City of Aurora on this 12th day of January, 2016 by the following votes:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Approved by the Mayor on this 12th day of January, 2016.

SIGNED: _____
Bill Graupp, Mayor Date

ATTEST: _____
Kelly Richardson, CMC
City Recorder Date

ORDINANCE 781

AN ORDINANCE AMENDING THE CITY OF AURORA ZONING AND COMPREHENSIVE PLAN MAPS, RELATED TO APPLICATION FILE NO. ZC/CPMA 2015-01.

WHEREAS, the City of Aurora, on July 23, 2015, received an application for zone change and comprehensive plan map amendment (File No. ZC-2015-001 and CPMA-2015-01) to amend the plan designation and rezone an approximately 0.17-acre property, identified as Assessors Map 041W12BA, Tax Lot 3000; and

WHEREAS, the subject property is located within the City of Aurora city limits, is designated as Low Density Residential on the Aurora Comprehensive Plan Map and is zoned Low Density Residential with a Historic Residential Overlay (HRO); and

WHEREAS, the City received an application to change the Comprehensive Plan Map designation to Commercial, and rezone the property to Commercial (C) with a Historic Commercial Overlay (HCO); and

WHEREAS, the Aurora Planning Commission conducted a public hearing on August 4, 2015 at which time interested parties were given full opportunity to be present and heard and passed a motion recommending the City Council approve the proposed zone change and comprehensive plan map amendment; and

WHEREAS, the Aurora City Council conducted a public hearing on August 11, 2015 at which time interested parties were given full opportunity to be present and heard on the proposed zone change and comprehensive plan map amendment; and

WHEREAS, at the close of the public hearing, the City Council voted to approve the request; and

WHEREAS, proper notice of the said public hearings was given to the public pursuant to applicable state statutes; and

WHEREAS, the City Council of the City of Aurora hereby adopts the findings of fact set forth in Exhibit A;

NOW, THEREFORE, THE CITY OF AURORA DOES ORDAIN AS FOLLOWS:

SECTION 1. The Comprehensive Plan Map designation for the subject property is hereby changed from Low Density Residential to Commercial, the zoning of the property is hereby changed from Low Density Residential (RS) to Commercial (C) with a Historic Commercial Overlay (HCO).

SECTION 2. As a condition of the comprehensive plan/zone change, the applicant or future property owner shall comply with the conditions of approval found in Exhibit A of this Ordinance.

PASSED and adopted by the City Council of the City of Aurora on this ____th day of February, 2016 by the following votes:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Approved by the Mayor on this ____ day of February, 2016.

SIGNED: _____
Bill Graupp, Mayor Date

ATTEST: _____
Kelly Richardson, City Recorder Date

ORDINANCE 482

AN ORDINANCE AMENDING THE AURORA DEVELOPMENT CODE, TITLE 16 OF THE AURORA MUNICIPAL CODE, RELATED TO ADDITIONAL DESIGN STANDARDS FOR ACCESSORY STRUCTURES IN THE COMMERCIAL ZONE

WHEREAS, the Aurora Municipal Code, more commonly known as “Title 16 of the Aurora Development Code”, includes regulations concerning the location of land uses within the various zones within the City of Aurora; and

WHEREAS, the Aurora City Council wishes to amend Chapter 16.04, Definitions and Chapter 16.14, Commercial (C) of Aurora Municipal Code to establish rules governing design standards for Commercial accessory structures; and

WHEREAS, the Aurora Planning Commission conducted a public hearing on November 3, 2015 at which time interested parties were given full opportunity to be present and heard and passed a motion recommending the City Council approve the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

WHEREAS, the Aurora City Council conducted a public hearing on November 10, 2015 at which time interested parties were given full opportunity to be present and heard on the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

NOW, THEREFORE, THE CITY OF AURORA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Aurora does hereby adopt the staff report dated November 10, 2015, including those certain findings of fact and conclusionary findings and supporting documentation attached hereto as Exhibit "A" and by this reference made a part hereof.

Section 2. The City Council of the City of Aurora does hereby amend Title 16- Aurora Development Code sections 16.04-Definitions and Chapter 16.14-Commercial (C) as included under Exhibit A of this Ordinance.

PASSED and adopted by the City Council of the City of Aurora on this ____th day of February, 2016 by the following votes:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Approved by the Mayor on this _____ day of February, 2016.

SIGNED: _____
Bill Graupp, Mayor Date

ATTEST: _____
Kelly Richardson, City Recorder Date

ORDINANCE 483

AN ORDINANCE AMENDING THE AURORA DEVELOPMENT CODE, TITLE 16 OF THE AURORA MUNICIPAL CODE, RELATED TO STORAGE OF RECREATIONAL VEHICLES

WHEREAS, the Aurora Municipal Code, more commonly known as “Title 16 of the Aurora Development Code”, includes regulations concerning the location of land uses within the various zones within the City of Aurora; and

WHEREAS, the Aurora City Council wishes to amend 16.04-Definitions; Chapter 16.36 - Manufactured Home Regulations; and Chapter 16.42- Off-Street Parking and Loading Requirements of Aurora Municipal Code to establish rules governing the storage of recreational vehicles; and

WHEREAS, the Aurora Planning Commission conducted a public hearing on November 3, 2015 at which time interested parties were given full opportunity to be present and heard and passed a motion recommending the City Council approve the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

WHEREAS, the Aurora City Council conducted a public hearing on November 10, 2015 at which time interested parties were given full opportunity to be present and heard on the proposed rules amending the Aurora Municipal Code under Legislative Amendment 2015-02 (File No. LA-15-01).

NOW, THEREFORE, THE CITY OF AURORA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Aurora does hereby adopt the staff report dated November 10, 2015, including those certain findings of fact and conclusionary findings and supporting documentation attached hereto as Exhibit "A" and by this reference made a part hereof.

Section 2. The City Council of the City of Aurora does hereby amend Title 16- Aurora Development Code sections 16.04-Definitions; Chapter 16.36 Manufactured Home Regulations; and Chapter 16.42 Off-Street Parking and Loading Requirements as included under Exhibit A of this Ordinance.

PASSED and adopted by the City Council of the City of Aurora on this ___th day of February, 2016 by the following votes:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Approved by the Mayor on this _____ day of February, 2016.

SIGNED: _____
Bill Graupp, Mayor Date

ATTEST: _____
Kelly Richardson, CMC
City Recorder Date

**CITY OF AURORA
RESOLUTION NO. 704**

RESOLUTION DECLARING COUNCIL POSITION VACANT

WHEREAS, On December 22, 2015, Councilor Rick Vlcek submitted letter of resignation from the Council; and

WHEREAS, Chapter VII, Section 1 of the City Charter provides that vacancies in elective offices in the city shall be declared by the Council;

NOW THEREFORE, THE AURORA CITY COUNCIL RESOLVES, that the Council position formerly held by Rick Vlcek is hereby declared to be vacant.

INTRODUCED AND ADOPTED this 12th day of January, 2016.

Bill Graupp, Mayor

ATTEST:

Kelly Richardson, CMC
City Recorder

License No./ Premises No.	Tradenname/Licensee/License Type	Premises Address & Phone	Premises Mailing Address
Lic. 215092 Prem. 2924	AURORA COLONY MARKET KWAN J. AHN O - OFF-PREMISES SALES	21637 HWY 99E AURORA, OR 97002 503-678-1819	
Lic. 218858 Prem. 54025	CHRISTA'S CAFE & ANTIQUES CHRISTA'S CAFE & ANTIQUES LLC L - LIMITED ON-PREMISES SALES	21620 MAIN ST NE AURORA, OR 97002 503-780-3539	PO BOX 2942 WILSONVILLE, OR 97070
Lic. 215093 Prem. 50181	PACIFIC HAZELNUT FARMS ANDREW HALLS ENTERPRISES LLC O - OFF-PREMISES SALES	14673 OTTAWAY RD NE AURORA, OR 97002 503-678-2755	PO BOX 266 AURORA, OR 97002
Lic. 228007 Prem. 2921	THE AURORA COLONY PUB CJCP INC F-COM - FULL ON-PREMISES SALES	21568 HWY 99E AURORA, OR 97002 503-481-2690	
Lic. 219402 Prem. 39261	VANG STAR CONVENIENCE STORE VANG STAR LLC O - OFF-PREMISES SALES	21687 HWY 99 E AURORA, OR 97002 503-678-2600	

Count for AURORA

5



December 31, 2015

City of Aurora
21420 Main St
Aurora, OR 97002



RE: WaveDivision Holdings, LLC (“Wave Broadband”); Rate Adjustment Notice

We are providing the following details in compliance with the 30-day advanced notification of an adjustment to rates under the applicable FCC regulations and the requirements of our franchise with the City of Aurora. Wave Broadband will be adjusting the retail price of some of its video services starting February 1st, 2016.

We are in the final stages of contract negotiations with the following providers: AMC Networks and CBS Corporation. As a result, the rate for our Expanded Content channel tier, and any packages that include that service, will be adjusted. At this time, we expect the total increase amount to be between \$1.85 – 2.55 per month.

Additionally, the local TV Stations’ fee will be adjusted to reflect the increasing fee local broadcast stations charge Wave for the right to carry their signals.

The monthly retail rates for the following services may also be adjusted due to annual content cost increases from channel providers: digital channel tiers, premium movie channel tiers, and specialty programming tiers, with an expected rate increase of \$0.16 – 1.43 each per month.

Retail rates on video equipment may be adjusted at the same time, with an expected increase amount of \$0.25 - \$2.00 each per month.

These rate changes are exclusive of franchise fees, regulatory fees, and other governmentally-imposed charges. Customers will receive detailed information covering the rate changes with their billing statement.

At Wave Broadband, we work hard to establish the best channel selection for our customers and communities while balancing rapidly increasing programming costs. We will continue to invest in our network to bring customers the latest technologies, enhancing their service experience, at very competitive prices.

Please contact me directly with any questions.

Sincerely, -

Cyndi Wikstrom
Vice President of Operations